



Marked Agendas

Approved Minutes

Approved Reports

# PLANNING COMMISSION REPORT



Meeting Date: January 8, 2020  
General Plan Element: *Land Use*  
General Plan Goal: *Create a sense of community through land uses*

## ACTION

### McClain Hangar 5-UP-2019

#### Request to consider the following:

1. A recommendation to City Council regarding a request by owner for a Conditional Use Permit for a new off-airport heliport on a +/- 1.2-acre site with Industrial Park (I-1) zoning located at 7974 E. McClain Drive.

#### Goal/Purpose of Request

The applicant's request is to obtain a Conditional Use Permit for a heliport use to allow a helicopter to take-off and land from the aircraft staging area associated with a new private hangar development.

#### Key Items for Consideration

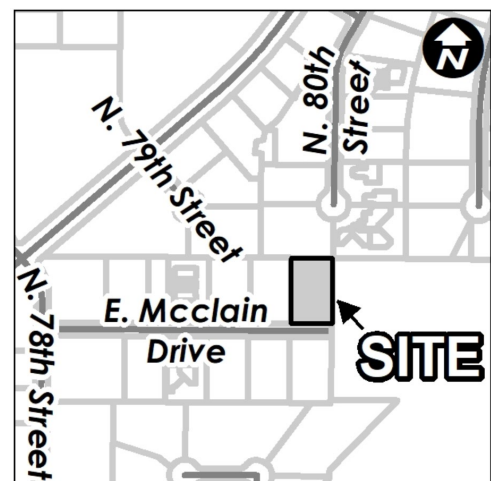
- Conditional Use Permit Criteria
- The heliport will be located at a hangar development within the Scottsdale Airpark
- The heliport proposal demonstrates compliance with Scottsdale's Airpark Rules and Regulations
- Development Review Board approved the private hangar development earlier this year

## OWNER

Scottsdale Hangar Company  
(602) 535-5300

## APPLICANT CONTACT

Troy Peterson  
(480) 689-1219



## LOCATION

---

7974 East McClain Drive

## BACKGROUND

---

### General Plan

The City of Scottsdale General Plan 2001 Land Use Element designates the property as Employment, Regional Use. This land use designation permits a range of employment uses from light manufacturing to light industrial and office uses.

### Character Area Plan

The subject property is located within the Greater Airpark Character Area boundary, and according to the Greater Airpark Character Area Plan (GACAP) Future Land Use Map, the subject site is designated as Aviation (AV). The GACAP states this land use designation encourages aviation and aviation supporting uses, such as corporate and personal aircraft hangars, fueling services, tourist/corporate accommodations, and aircraft maintenance facilities.

### Zoning

The site is zoned I-1, Industrial Park. The property was rezoned from R1-35, Single-family Residential, to I-1, Industrial Park in 1982. The I-1 district is intended to provide light manufacturing, aeronautical, industrial, and office uses for employment opportunities.

### Context

The site is located east of the North 78<sup>th</sup> Street and East McClain Drive intersection in the Scottsdale Airpark. The site is surrounded by other hangars and industrial uses. Please refer to context graphics attached.

### Adjacent Uses and Zoning

- North: Office/Hangar, zoned Industrial Park (I-1) district
- South: Office/Hangar, zoned Industrial Park (I-1) district
- East: Airport, runway, zoned Industrial Park (I-1) district
- West: Office, zoned Industrial Park (I-1) district

### Other Related Policies, References:

Scottsdale General Plan 2001

Airpark Character Area Plan

Zoning Ordinance

37-DR-2019

## APPLICANT'S PROPOSAL

---

### Development Information

The development proposal includes a heliport location associated with a new private hangar development. The Development Review Board approved the design of a new private hangar and

aircraft staging area on the subject parcel in October of 2019. The construction plans are now in for city review. The proposed heliport use will be located within the aircraft staging area on the north side of the hangar building, adjacent to the taxilane.

- Existing Use: Currently vacant (Private Hangar approved)
- Proposed Use: Private Hangar w/heliport
- Parcel Size: 1.28 net acres
- Hanger Area: 15,245 square feet
- Office Area: 1,963 square feet
- Floor Area Ratio Allowed: .8
- Floor Area Ratio Proposed: .3
- Building Height Allowed: 52 feet
- Building Height Proposed: 38 feet
- Parking Required: 7 spaces
- Parking Provided: 8 spaces
- Open Space Required: 4,981 square feet
- Open Space Provided: 5,251 square feet

## IMPACT ANALYSIS

---

### FAA Determination

Pursuant to federal statutes Title 14 Part 157, private individuals and organizations proposing construction or alterations must submit a Form 7480-1 to provide operating procedures and safety analysis for an FAA determination. The applicant submitted the required Form 7480-1 and the FAA has approved the application.

### Traffic

There will be two driveways serving the site which provide access onto East McClain Drive and have been approved by the transportation department. The proposed heliport is within a staging area for aircraft. The Conditional Use Permit request is not anticipated to affect the existing vehicular traffic volume to the site.

### Water/Sewer

There is existing water/sewer infrastructure serving the development; the addition of a heliport is not anticipated to generate any impacts on the existing infrastructure.

### Public Safety

The nearest fire station is located less than one mile from this site within the Scottsdale Airport (Station No. 609). The subject property is located within Police Patrol District 4. The heliport is not anticipated to generate any significant additional impacts on the existing emergency services.

### **Conditional Use Permit**

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and City Council has found as follows:

- A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
  1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
    - Landings and takeoffs of helicopters will generate noise and some degree of vibration. However, the heliport is located in the airpark and the property immediately abuts a taxi-lane to the north designed for aviation activities. The heliport will be located on a paved staging area and the owner will be responsible to keep the area free of dust. No anticipated smoke or odors will be generated by the proposed use. The proposed heliport is required by the FAA to be in compliance with all navigation safety requirements. The granting of the Conditional Use Permit will not be materially detrimental to the health, safety or welfare of the public.
  2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
    - The heliport is for private use only by the owner. No increase in vehicular traffic volume is anticipated to be generated by the helicopter operations. The proposed heliport will not change the character of aviation or vehicular traffic in the area.
  3. There are no other factors associated with this project that will be materially detrimental to the public.
    - The property is located within the Scottsdale Airpark area, and the proposed heliport is located within the aircraft staging area that is designed to handle helicopter landings and takeoffs. The granting of the Conditional Use Permit for the heliport will not be materially detrimental to the public.
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
  - The heliport is compatible with the surrounding development which includes existing aviation uses, offices, and warehouses.

C. The additional conditions in Section 1.403 have been satisfied:

The proposal meets the provisions for Ranches as identified in Zoning Ordinance Section 1.403.N., including:

- **There are no additional conditions related to heliport uses in Section 1.403 of the Zoning Ordinance.**

### **Community Involvement**

Staff and the applicant notified surrounding property owners within 750 feet of the site of the proposed use permit request. Staff has not received any comments on the case.

### **Community Impact**

The heliport will be operating on the aircraft staging area and no changes are proposed to the approved site plan. The proposed heliport is within the Scottsdale Airport vicinity surrounded by similar aircraft and aeronautical activities. The proposed heliport is a compatible use with surrounding existing development and will be in compliance with the FAA safety standards.

## **STAFF RECOMMENDATION**

---

### **Recommended Approach:**

Staff recommends that the Planning Commission find that the Conditional Use Permit criteria have been met, and make a recommendation to City Council for approval of the Off-airport heliport, per the attached stipulations.

## **RESPONSIBLE DEPARTMENT**

---

### **Planning and Development Services**

Current Planning Services

## **STAFF CONTACT**

---

Katie Posler

Planner

480-312-2703

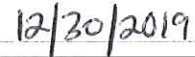
E-mail: [kposler@ScottsdaleAZ.gov](mailto:kposler@ScottsdaleAZ.gov)

**APPROVED BY**

---



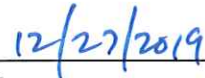
Katie Posler, Planner, Report Author



Date



Tim Curtis, AICP, Current Planning Director  
480-312-4210, tcurtis@scottsdaleaz.gov



Date



Randy Grant, Director  
Planning and Development Services  
480-312-2664, rgrant@scottsdaleaz.gov



Date

## **ATTACHMENTS**

---

1. Context Aerial
- 1A. Aerial Close-Up
2. Stipulations  
Exhibit A to Attachment 2: Site Plan
3. Zoning Map
4. Narrative
5. City Notification Map





Context Aerial

5-UP-2019





Close-up Aerial

5-UP-2019

**Stipulations for the Conditional Use Permit**  
**For an Off-airport Heliport**  
**McClain Hangar**  
**Case Number: 5-UP-2019**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

**SITE DESIGN**

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development and use shall conform with the conceptual site plan submitted by Smith Group with the city staff date of 12/17/19, attached as Exhibit A to Exhibit 2. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.

**AIRPORT**

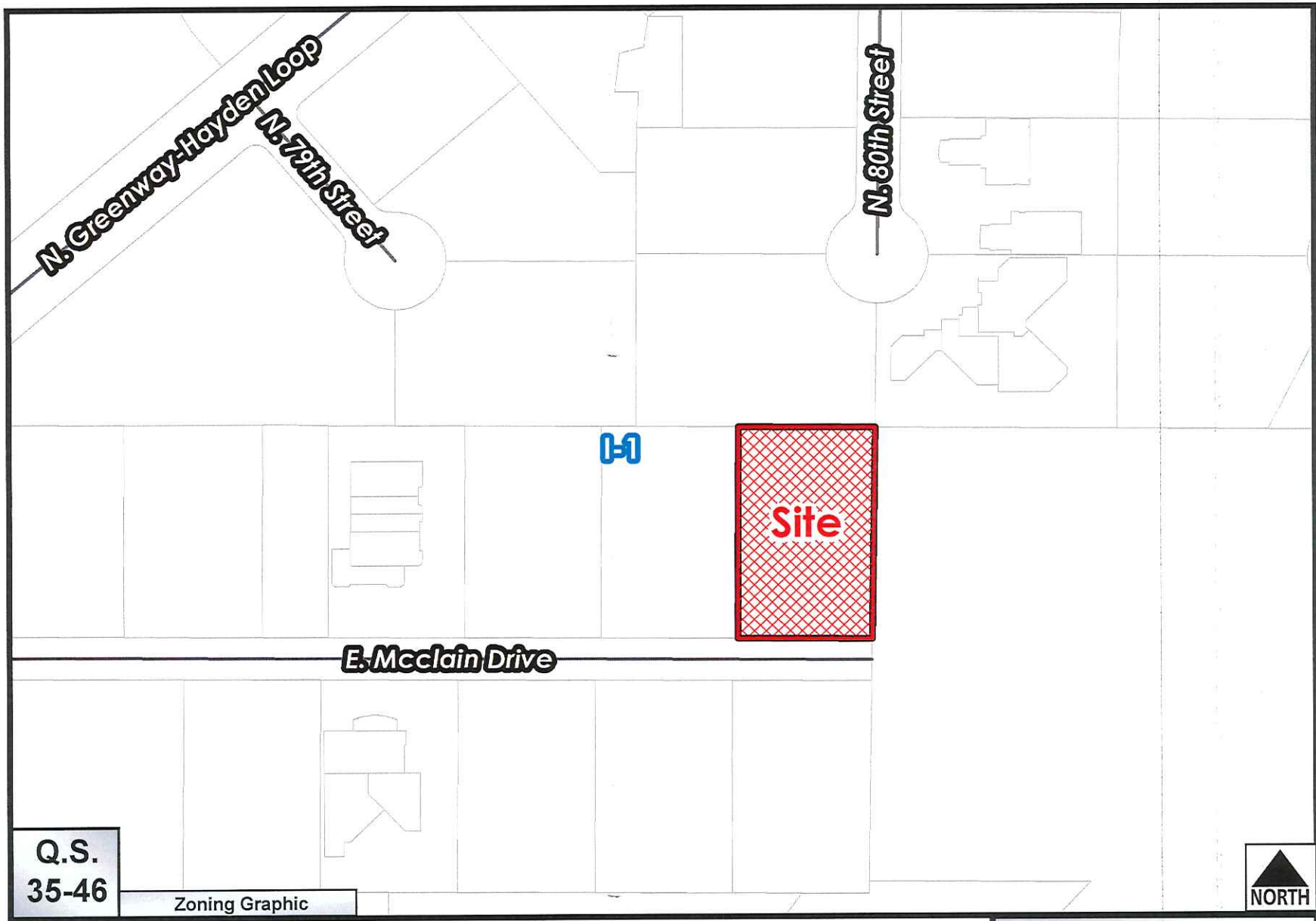
2. FAA FORM 7480-1. Any changes to the approved heliport shall be subject to a new FAA determination and additional public hearings before the Planning Commission and City Council.
3. FAA DETERMINATION. The owner shall comply with conditions specified in the FAA Determination Letter for Private Use Heliport and submit a copy of FAA form 5010-1 to aviation staff within thirty (30) days of Conditional Use Permit approval by City Council.

**ATTACHMENT 2**



DRAWING NUMBER





Existing Zoning

5-UP-2019

**Use Permit Narrative  
Scottsdale Hangar Company – Helicopter Use  
7974 E. McClain Drive  
Scottsdale, AZ 85260**

Scottsdale Hangar Company LLC is currently constructing a private aircraft hangar on vacant property located within the Scottsdale Airpark at 7974 E. McClain Drive (Maricopa County APN 215-47-014). The project site is on the west side of, and immediately adjacent to, a City of Scottsdale aviation operations facility. An existing private taxiway is located on the north side of the property. The subject parcel has an area of 56,396 square feet. The proposed building includes 15,245 square feet of hangar and accessory space and 1,963 square feet of office. The building includes a 1<sup>st</sup> floor and 2<sup>nd</sup> level mezzanine for mechanical use. The subject parcel is currently zoned I-1 (industrial) and lies within the Aviation (AV) area of the Scottsdale Airpark Character Area Plan. The proposed aviation hangar is an allowed use under the existing I-1 zoning district. The use is consistent with the General Plan and Greater Airpark Character Area Plan. The Scottsdale Hangar Company development project has been approved by the City of Scottsdale Development Review Board. All required permits and FAA approvals are currently being processed.

The purpose of this Use Permit application is to request approval for occasional private helicopter take offs and landings on the subject parcel. The proposed helicopter use area will be on the staging area on the north side of the hangar building, adjacent to the existing private taxi-way.

*Compliance with Sections 1.401 and 1.403 of the Scottsdale Zoning Code*

With the proposed helicopter use area being within the Scottsdale Airpark and with the approved aviation uses in this area, the requested use is compatible with adjacent aviation uses and will not be materially detrimental to the public health, safety or welfare. The paved staging area will eliminate damage due to dust or vibration. The location of the staging area behind the hangar will minimize any negative impacts of noise or illumination. No abnormal smoke or odors will be generated by the requested use. The requested helicopter use will not change or increase vehicular or pedestrian traffic to the site or in the adjacent area. Since this site is within the airpark and is designated for aviation uses, the requested use is reasonably compatible with the types of uses permitted for the surrounding area and will not cause a diminution of the market value of adjacent properties.

# City Notifications – Mailing List Selection Map McClain Hanger

ATTACHMENT 5



## Additional Notifications:

Interested Parties List  
Adjacent HOA's  
P&Z E-Newsletter  
Facebook  
Twitter  
Nextdoor.com  
City Website-Projects in the hearing process

Pulled Labels  
July 15, 2019

## Map Legend:

— Site Boundary

● Properties within 750-feet

Postcards: 119

**5-UP-2019**